

The Albany | 1330 West Pico Boulevard
Project Summary

Case Number(s) CPC-2018-3454-GPA-VZC-HD-MCUP-CUX-CUP-SPR-DA-SN
ENV-2018-3456-EIR
VTTM-82122

Requested Entitlement: General Plan Amendment; Vesting Zone Change; Height District Change; Master CUB; CUX-Live Entertainment and Dancing; *CUP-Shared Parking [Revised Project Only]*; Site Plan Review; Development Agreement; Sign District

Address(es) 1330 West Pico Boulevard; 1308 South Albany Street

Existing Land Use Commercial Manufacturing

Existing Zoning CM-1; and CM-1-HPOZ

Existing Max FAR 1.5:1

Existing Use on Lot Existing 150,257 SF vacant two story office building

Project Description

	Original Project	Revised Project
Proposed Land Use	Regional Center Commercial	Regional Center Commercial
Proposed Zoning	C2-2-SN	C2-4-SN
Proposed Floor Area	529,300 SF	722,005 SF
Residential Units	9	0
Hotel Guest Rooms	696 rooms	730 rooms
Conference Space	29,600 SF	63,356 SF
Office	62,600 SF	5,405 SF
Restaurant/Bar	20,300 SF	19,655 SF
Spa/Gym	5,000 SF	9,325 SF
Proposed FAR	6:1	6.45:1
Proposed Building Height	467.5 feet	480 feet
Open Space	87,633 SF	76,139 SF
Landscaped Open Space	16,600 SF	32,355 SF
Parking Required	1,199 spaces	2,147 spaces
Parking Proposed	1,199 spaces	558 spaces